GOVERNMENT OF ANDHRA PRADESH
ABSTRACT

Municipal Administration & Urban Development Department – Tirupati UrbanDevelopment Authority – Deletion and Conversion of the Proposed 60' - Wide Master Plan Road to Residential Use in Sy. Nos. 391(P), 393(P), 394(P), 386(P), and 406(P) with an extent of 8014 Sq. Mts in Tiruchanur Village and Restoration of the Existing 80' - Wide Earlier Master Plan Road – Draft Variation – Confirmation – Orders - Issued

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MUNICIPAL ADMINISTRATION & URBAN DEVELOPMENT (I) DEPARTMENT

G.O.MS.No. 54 Dated: 28-03-2025

Read the following:-

1. From the Vice-Chairman, Tirupati Urban Development Authority, Lr. Roc No.1299/01/2021, dated 11.01.2024.
2. Govt. Memo No.2331321/I2/2023, MA&UD Dept., dt: 24.01.2024.
3. From the DTCP, Lr. Roc.No.19024(31)/09/2024-ATR RGN-DOTCP, dated 06.02.2024.
4. Govt. Memo No.2331321/I2/2023, MA&UD Dept., dt: 12.02.2024.
5. From the Vice-Chairman, TUDA, Lr. Roc No.1299/G1/2021, dated 27.02.2024.
6. Govt. Memo No.2331321/I2/2023, MA&UD Dept., dt: 29.02.2024.
7. Govt. Memo No.2331321/I/2024, dt: 01.03.2024.
8. Andhra Pradesh Gazette No.3962, published in Part-I on 01.03.2024.
9. From the Vice-Chairman, TUDA, Lr. Roc No.1299/G1/2021, dated 19.03.2024.

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The Draft Variation to the land use envisaged in the Master Plan of Tirupati Urban Development Authority issued in the reference 7th read above was published in the Extraordinary issue of Andhra Pradesh Gazette No.3962, Part-I, Dated:01.03.2024. In the reference 9th read above, the Vice Chairperson, Tirupati Urban Development Authority, Tirupati has reported that the Draft Variation Notification was published in two reputed daily newspapers, calling for objections & suggestions and upon publication of notification, no objections and suggestions were received from the public within the stipulated period and the applicant has paid necessary fee and charges. Hence, the Draft Variation is confirmed.

2. The appended notification will be published in an Extra-ordinary issue of Andhra Pradesh Gazette, Dated:28.03.2025.

(BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH)

S SURESH KUMAR
PRINCIPAL SECRETARY TO GOVERNMENT

To
The Commissioner of Printing, Stationery and Stores Purchase, Andhra Pradesh, Vijayawada.
The Vice Chairperson,Tirupati Urban Development Authority, Tirupati.

Copy to:
The applicant through the Vice Chairperson, Tirupati Urban Development Authority, Tirupati.

(P.T.O)

The District Collector, Tirupati.
The Director of Translation, Vijayawada (with request to translate into Telugu and retransmit the same)
SC/SF

// FORWARDED :: BY ORDER //

SECTION OFFICER

APPENDIX

NOTIFICATION

The following variation to the land use envisaged in the Master Plan for Tirupati Urban Development Authority (TUDA) Region and its vicinity area, which was sanctioned by the Government in G.O.Ms.No.112 MA&UD Dept., dated 08-03-2019, proposed in exercise of the powers conferred by Section-15 of Andhra Pradesh Metropolitan Region and Urban Development Authorities Act, 2016 is hereby published.

VARIATION

As per Master Plan approved for TUDA region vide G.O.Ms.No.112, MA&UD Dept., dt: 08-03-2019, in Sy. Nos 391(P), 393(P), 394(P), 386 (P), 406(P) of Tiruchanur village with an extent of 8014 Sq.mts is earmarked for proposed 60' wide Master plan road. The said area is now converted from a 60' wide Master Plan road to Residential Use and the existing 80' wide earlier Master Plan road is restored, along with the proposal for a new 60' wide East-West small link road on Northern side and another 60' wide East-West small link road (existing 30' road) on Southern side, as shown in Modification to Master Plan No.02/2024, TUDA, which is available in the office of the Tirupati Urban Development Authority at Tirupati and it will be displayed for public during the working hours of the office of the TUDA at Tirupati, Subject to the following conditions:-

1. The owners / applicants are solely responsible for any misrepresentation with regard to ownership / title, Urban Land Ceiling Clearances etc. The owners / applicants shall be responsible for any damage claimed by any one on account of change of land use proposed.

2. The applicant shall submit the proposals in the site under reference to the authority concerned and obtain approval before taking any developmental activity duly paying necessary charges as per the rules in force.

3. The change of land use shall not be used as the proof of any title of the land.

4. That the title and Urban Land Ceiling / Agricultural Land Ceiling aspect shall be scrupulously examined by the concerned authorities i.e., Tirupati Urban Development Authority/ Tirupati Municipal Corporation before issue of building permission / development permission, and it must be ensured that the best financial interests of the Government are preserved.

5. The change of land use shall not be used as the sole reason for obtaining exemption from the provisions of Urban Land Ceiling Act, 1976.

Contd..P.3

6. The above change of land use is subject to the condition that may be applicable under the Urban Land Ceiling, Act, 1976 and A.P. Agriculture Ceiling Act.

7. Any other conditions as may be imposed by Vice Chairman, Tirupati Urban Development Authority, Tirupati.

SCHEDULE OF BOUNDARIES

North	Sy.No.406 (P), of Tiruchanur Village at District Collector's Office.
South	Proposed 18 mts Master Plan road.
East	Sy.No.386(P), 394(P), 393(P), 391(P) of Tiruchanur Village and proposed 18 mts Master Plan road.
West	Sy.No.386(P), 394(P), 393(P), 391(P) of Tiruchanur Village.

S SURESH KUMAR
PRINCIPAL SECRETARY TO GOVERNMENT